



*jordan fishwick*

Sunhope Well Lane, Butley Town, SK10  
Guide Price £599,950



## Well Lane Prestbury SK10 4DZ

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A beautifully situated and mature three bedroom EXTENDED semi detached property with views over open countryside. The property in brief comprises: porch, large welcoming reception hallway with a traditional spindled staircase leading to the first floor accommodation. There is a separate living room with feature open and real working fireplace. Separately there is a further and extended reception room located to the rear of the property and an office offering that work from home space. Leading to the magnificent and recently extended kitchen diner you have to walk through a comfortable snug. The large kitchen dining space is fitted with quality and tasteful range of matching kitchen units with central island unit, both with quartz work surfaces. The kitchen benefits from several integrated appliances and has a number of 'Velux' ceiling skylights offering an additional source of natural light. This impressive extension also has ample space for a dining area (bi fold doors) and living space creating a real family room and the hub of the house. There is a useful and fully kitted out utility room (historical Kitchen). Located on the first floor there are three bedroom, two benefiting from fitted bedroom furniture adding extra storage. There is a modern bathroom complete with a white three-piece suite and a built in linen cupboard and a separate and modern shower room. Externally the property boasts a mature and leafy outlook with the garden having a decked patio, large lawned area and pathway leading to the front garden and the driveway. There is a garage for extra storage and off road parking for a number of vehicles.



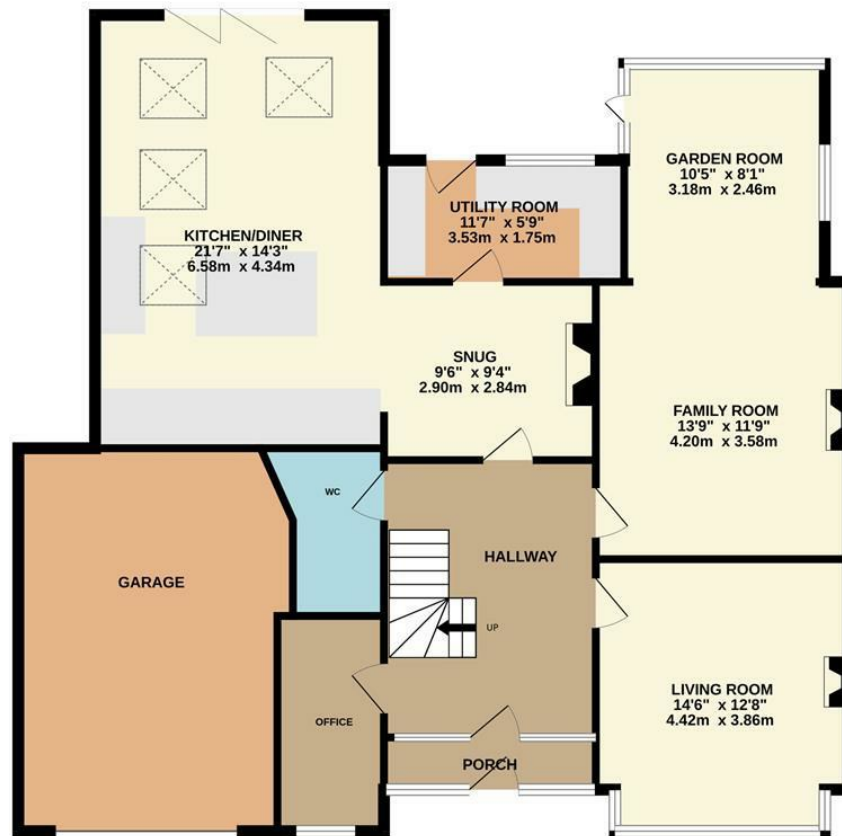
- Open Aspect Views
- Extended Semi Detached property
- Three bedrooms
- Office
- Utility Room
- Stunning Kitchen Diner
- Bi Fold doors
- Mature rear Garden



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   | <b>75</b> |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            | <b>47</b>   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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